

Minutes of January 2, 1974, continued

On motion of Councilman Schaffer, Ehrhardt second, the appeal of Mr. Hilton Jackson on the action of the Planning Commission revoking his Use Permit was denied by unanimous vote.

AMEND P-D 6
DISTRICT

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, the Mayor called for the public hearing to consider the request of Mr. James Gerard on behalf of Aladdin Real Estate to amend Planned Development District #6 to include the area encompassed by Aladdin Gardens Subdivision Unit No. 3 located on the north side of W. Elm Street, east of Lower Sacramento Road.

Planning Director Schroeder introduced the matter and presented a drawing of the area, adding that this property had not been included in the original Planned Development, because there was uncertainty about the eventual development of some of the adjacent property. Planning Director Schroeder stated the zoning amendment was recommended with the following conditions:

- a. That the development criteria for the single duplex and triplex lots conform to the requirements of the R-LD, Low Density Multiple Family Residential District.
- b. That parking for the condominium, duplexes and and triplexes be at a ratio of 1-1/2 spaces per unit with 1 space per unit covered; and
- c. That the condominium project conform to the requirements of the Site Plan and Architectural Review Committee.

Speaking in behalf of the amendment to Planned Development District #6 was Mr. James Gerard, Aladdin Real Estate, 620 W. Lodi Ave., Lodi. Mr. Gerard outlined the projected development criteria for the property involved in the requested amendment.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

ORD. NO. 1020
INTRODUCED

Councilman Katnich then moved introduction of Ordinance No. 1020 amending the official District Map of the City of Lodi and thereby rezoning a 10.9 acre parcel located on the north side of West Elm Street, east of Lower Sacramento Road designated as Aladdin Gardens Subdivision Unit No. 3 to be in the P-D (6), Planned Development District No. 6 containing the conditions recommended by the Planning Commission. The motion was seconded by Councilman Schaffer and carried by unanimous vote.

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LUSD PROPOSAL
FOR DEVELOPERS
TO PROVIDE SCHOOL
FACILITIES

Mr. Kelly Suess, Board of Trustees, Lodi Unified School District, 1249 S. Avena, Lodi, California, spoke on behalf of the Governing Board of the Lodi Unified School District of San Joaquin County and presented to the Council their Resolution No. 73-28 "Relative to Developers Providing School Facilities." Mr. Suess went on to say that we are faced with an acute schoolhouse shortage in the very near future, if a method is not found to supply schoolhousing; and that their Governing Board feel it is of paramount importance that the City Council develop some equitable method whereby land developers are required to preserve school sites as developments are planned. Mr. Suess spoke of the problems facing the Lodi Unified School District, stressing that they have been unsuccessful since unification on 4 different occasions in attempts to raise money by bond election.

Mr. Suess assured the Council of the availability and full cooperation of the staff members of the school district to work and consult with the City staff on this matter.

A lengthy discussion followed with the concurrence of the Council that this proposal would require a great deal of study and review by them before any decisions could be reached. Mr. Suess was assured that we would certainly work with them as to establishing an appropriate time to place this on the Agenda for action.

Citizens were encouraged to make their views on this proposal known to the Council.

CITY OF
WOODBIDGE

Mr. Wilhelm F. Hartfelder, Sr., P.O. Box 747, Woodbridge, California, who was in the audience, came forward stating that he represented a group of Woodbridge citizens, who are in the process of forming a committee to protect the identity of Woodbridge and to preserve the historical significance of the area. He went on to say that this group had asked him to appear before the Council and get an idea of what this body thought about their community and ask how they would go about presenting a comprehensive plan to the City of Lodi to request our cooperation in assisting them with their problems.

A discussion followed with the Council being unable to determine from Mr. Hartfelder in just what areas he was seeking our assistance. It was suggested that the Committee he represents stay in touch with us, and Mr. Hartfelder was assured of our cooperation in considering any particular problems their group would bring to the Council in the future.

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COMMUNICATIONS

ABC LICENSES

An Application for Alcoholic Beverage License was received from Allen L. Campion and Larry Gimenez, The Jersey Lily, 25 N. Sacramento Street; supplemental on sale beer, person-to-person transfer.

Also, an application for Alcoholic Beverage License was received from Alton P. and Dione M. Brinlee, Stan's Market, 214 N. Cherokee Lane, off sale general license, person-to-person transfer. Dropping and adding spouse.

LAFCO PUBLIC HEARING

A Notice of Public Hearing was received from the San Joaquin County Local Agency Formation Commission on the proposed Consolidation of Venice Island Soil Conservation District and Bear Creek Soil Conservation District to be held in the Chambers of the Board of Supervisors, 7th floor of the County Courthouse in Stockton on Friday, January 18, 1974, at 2:00 p. m.

BUS SERVICE

A letter was received from Lillian Gosney, 509 Tamarack Drive, Lodi, and signed by 4 additional citizens stating that in view of the fuel shortage, there are a large number of citizens that would like City bus service and asked that this matter be considered by the Council.

The Council discussed the feasibility of providing mini bus service, realizing that many of our elderly citizens require medical services and are in need of some economical mode of transportation.

Councilman Katnich suggested that staff provide the Council with a study of what other communities have done in terms of providing this type of transportation for its citizens. Also, it was suggested that the City Manager contact Mr. Winston Margrave, owner of the City Cab Co. to ascertain if their company would be interested in providing this type of service to the community.

Mayor Hughes delegated Councilman Ehrhardt to call on Lillian Gosney to inquire as to suggestions she might have in providing service of this type to the citizens of this community.

CITIZENS ADVISORY COMMITTEE

A letter was received from Mr. Robert W. Schulenburg submitting his resignation from the Citizens Advisory Committee of the Advisory Planning Association to which the Council had appointed him on June 22, 1972.

Mr. Schulenburg states that the project for which this Committee was developed has been completed and states that should a similar committee ever be formed in the future; he would appreciate the opportunity to once again serve.

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Mayor Hughes asked that Councilman Ehrhardt invite Mr. Schulenburg to a future council meeting so that the Council can thank Mr. Schulenburg publicly for his dedicated service to the community in this capacity.

SUPPLEMENTAL WATER

A copy of a letter directed to the Pacific Gas and Electric Co., the Board of Directors of the Calaveras County Water District, Modesto Irrigation District and the Turlock Irrigation District by Mr. William C. Hosie, President of the Stockton East Water District stating that their Board of Directors had recently learned that consideration is being given to the use of Calaveras River and Stanislaus River water for the cooling of two proposed nuclear plants.

His letter points up the especially pressing needs for supplemental water in eastern San Joaquin County and that our particular problem arises because of a declining ground water table and salt water intrusion from the west.

They strongly urge that necessary cooling water be found at locations and from sources which will not interfere with urgently needed municipal, industrial and agricultural water supplies and further which will not interfere with the very important objective of upgrading the quality of water in the Lower San Joaquin River.

LOWER AMERICAN RIVER FLOWS

A letter was received from the United States Department of the Interior - Bureau of Reclamation acknowledging our interest in the American River and its uses.

They included a copy of the Bureau Status Report entitled - "Lower American River Flows -- A Discussion of Alternatives," December 1973, and solicit our comments and suggestions on their report.

HOLIDAY GREETINGS

Holiday greetings were received from the Mayor of Kofu, Japan.

TOKYO MUSIC FESTIVAL

Councilman Ehrhardt reported that he had received an announcement from our sister city of a program for young Americans who will serve as ambassadors to Japan this summer using the international language of music - the Tokyo Youth Musical Festival, August 11 - 14, 1974.

LODI JAYCEES

Mayor Hughes apprised the Council of correspondence received from The Lodi Jaycees regarding the use of lighting in the downtown area, which suggestion is made with the interest of energy conservation in mind.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$268,885.38 were approved on motion of Councilman Pinkerton, Katnich second.

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AWARD -
FIRE STATION #3

The City Manager presented bids received for the construction of Fire Station No. 3 as follows:

RES. NO. 3860

Ted A. Molfino	\$188,871
Welch Construction Co.	200,000
C. L. Brayton & Sons	199,980
Frahm-Kelly Co.	218,944
Modern Engineering	200,185
F & H Construction	192,571
Art Wilson	194,857
Walker and Donant	204,499

The City Manager recommended that the award be made to the low bidder for the amount of the bid. On motion of Councilman Pinkerton, Katnich second, the Council adopted Resolution No. 3860 awarding the contract for the construction of Fire Station No. 3 to Ted A. Molfino for the amount of the bid.

AWARD -
WEST LOCUST ST.
STREET LIGHT
DISTRICT

The City Manager presented bids received for the West Locust Street Street Light District as follows:

RES. NO. 3861

Graffigna Electric	\$ 2,835
Collins Electrical Co.	3,843
Smith Electric Supply	4,309

The City Manager recommended the award be made to the low bidder for the amount of the bid and stated the bid did not exceed 15% of the engineers estimate as prescribed by law.

On motion of Councilman Katnich, Ehrhardt second, the Council adopted Resolution No. 3861 awarding the contract for the West Locust Street Street Light District to Graffigna Electric for the amount of the bid.

CONVERSION OF
LIGHTS - GOLF
DRIVING RANGE

As requested, additional information was provided the Council regarding the conversion of lights at the Golf Driving Range as follows:

<u>Item</u>	<u>Existing Quartz</u>	<u>Lucalux 1000 W</u>
1. Foot candle level	5-0	10-5
2. Lamps required	25	18
3. Load (KW)	48.75	22
4. Lumens per lamp	35,800	130,000
5. Maintenance factor	75%	85%
6. Lumen depreciation	80%	87%
7. Lamp life (hours)	1000	12,000
8. Fixture cost	42.00	205.00
9. Lamp cost	9.38	62.50
10. Cost of operation per 1000 hrs*	1105.00	389.95
11. Installed cost (poles and wiring existing)	--	6400.00
12. Total 10 year cost per 1000 hours/year	11,050.00	10,300.00
13. Average cost per year	1105.00	1030.00
14. Savings in kwh/yr	--	26,750

*Includes relamping cost, cleaning cost and power use (.013/kwh)

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The Council discussed the project and the economic factors involved at length. On the motion of Councilman Pinkerton, Katnich second, the Council authorized the implementation of the light conversion project as outlined at the Golf Driving Range.

TERMITE
DAMAGE
HALE PARK
RECREATION
CENTER

The City Manager reported that during the demolition of a portion of the south end of Hale Park Recreation Center, under contract awarded to T. A. Molino, it was determined that termites had damaged the area - Fosberg & Associates made an inspection of the area. As a result of their inspection and report, the City Manager requested authorization from the Council for a Special Allocation in the amount of \$1325 to cover the cost for repairs of termite damage and treatment of the ground adjacent to the building.

On motion of Councilman Schaffer, Ehrhardt second, the Council authorized the expenditure of \$1325 to cover repairs of termite damage and treatment of ground adjacent to the Hale Park Recreation Center.

CCCJ PROJECT
EXTENSION

RESOLUTION #3862

The City Manager presented a memorandum from the California Council on Criminal Justice requesting that the Council adopt a resolution authorizing the City Manager to execute an amendment to the Agreement A-800-72 between the California Council on Criminal Justice and the City of Lodi to change the duration of the project from "November 1, 1972, to October 31, 1973" to "November 1, 1972, to November 30, 1973," for an extension of the travel portion only.

On motion of Councilman Katnich, Schaffer second, the Council passed resolution authorizing the City Manager to execute the Amendment to Agreement extending the duration of the CCCJ Project to November 30, 1973, travel portion only.

REAPPOINTMENT
S.J. LOCAL HEALTH
DISTRICT

On motion of Councilman Katnich, Schaffer second, the Council ratified the reappointment of Robert H. Rinn to another 4-year term as Trustee on the San Joaquin Local Health District Board of Trustees and directed that a letter of appreciation for his many years of service to the community in this capacity be forwarded to Mr. Rinn.

DATES OF
INTEREST

Mayor Hughes reminded the Council of the Labor Seminar to be held in San Diego January 9 - 11, 1974. The Mayor also noted the Governor's Prayer Breakfast to be held Tuesday, January 8, 1974.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 9:55 p.m. on the motion of Councilman Pinkerton, Ehrhardt second.

Alice M. Reimche
Attest: ALICE M. REIMCHE
City Clerk